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4 OAK TREE PROPERTY GROUP,  
5 Plaintiff,  
6 v.  
7 SHAVON BUTLER,  
8 Defendant.

9 Case No. [25-cv-03344-SI](#)  
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**ORDER DENYING DEFENDANT'S  
REQUEST FOR RECONSIDERATION**

Re: Dkt. No. 18

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13 On May 6, 2025, the Court remanded this unlawful detainer case to state court. Dkt. No. 16.  
14 The same day, the Court also remanded a nearly identical case involving the same parties and same  
15 tenancy, Case No. 3:25-cv-03528-SI. Defendant has filed a request that the Court reconsider its  
16 remand order in both cases. Dkt. No. 18. The Court interprets defendant's filing as a request for  
17 leave to move for reconsideration, pursuant to Civil Local Rule 7-9. The request is DENIED.

18 As previously explained, a federal court has removal jurisdiction only when the original  
19 complaint involves a federal question or there is complete diversity of citizenship among the parties.  
20 The removed complaint in both cases here was a complaint of unlawful detainer, a claim based  
21 solely in state law. Thus, the Court lacks subject matter jurisdiction. There are also no allegations  
22 of complete diversity of citizenship in this case, so the Court must remand. To the extent that  
23 defendant is involved in federal criminal cases as her notice suggests, that does not serve as a basis  
24 for keeping these civil cases in federal court.

**IT IS SO ORDERED.**

25 Dated: May 20, 2025  
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28 SUSAN ILLSTON  
United States District Judge